



Description of Record per Special Warranty Deed Document No. 1036722:
A parcel of land located in the NE 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, described as follows:
Commencing at the East 1/4 corner of said Section 25; then N 0° 47' West 416.26 feet; thence S 88° 26' West 379.66 feet; thence N 0° 47' West 112.51 feet to the place of beginning; thence continue N 0° 47' West 165.00 feet; thence N 32° 33' West 220.00 feet; thence along the arc of a curve to the right, the radius of which is 5589.65 feet, and chord N 58° 00' 50" East 110.00 feet; thence S 32° 33' East 235.48 feet; thence S 0° 47' East 208.70 feet; thence S 89° 13' West 102.10 feet to the place of beginning.

Containing 44,229 square feet or 1.015 acres as surveyed.

Parcel Address: Vacant Land - Interchange North, Lake Geneva, WI 53147
Tax Parcel ID: ZYUP 00137C1

Surveyor's Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

April 25, 2024



EXISTING UTILITY DATA

CB 1 RIM 888.27 IE. 18" W 885.57 IE. 18" N 885.57	CB 4 RIM 896.05 IE. 12" SE 892.95	SAN 1 RIM 895.73 IE. 8" SW 883.98 IE. 8" NE 883.98 IE. 8" NW 883.98 (FLOWS SW)
CB 2 RIM 895.87 IE. 15" NW/S 891.42	CB 5 RIM 893.02 IE. 12" N 888.42	SAN 2 RIM 890.92 IE. 8" SW 886.22 IE. 8" SE 886.22 (FLOWS SW)
CB 3 RIM 896.63 IE. 12" NW 892.33 IE. 15" SE 891.78		

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

() RECORDED AS BEARINGS AND/OR DISTANCES



LEGEND

⊙ STORM MANHOLE	Ⓢ SANITARY MANHOLE	⊙ GUARD POST
□ CATCH BASIN	—SAN— SANITARY SEWER	⌄ SIGN
—STM— STORM SEWER	■ PAD MOUNT TRANSFORMER	○ 1" IRON PIPE FOUND
—E— ELECTRIC LINE	—CM— COMMUNICATION LINE	⊗ 1-1/4" IRON PIPE FOUND
⊙ DECIDUOUS TREE	⊙ HYDRANT	⊗ 2" IRON PIPE FOUND
⊙ CONIFEROUS TREE	⊗ WATER VALVE	⚠ MAG NAIL FOUND
⊙ LIGHT POLE	—W— WATER MAIN	—X— FENCE



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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PART OF THE NORTHEAST 1/4

SECTION 25 - 2 - 17

PLAT OF SURVEY WITH TOPOGRAPHY

FOR SCHERMERHORN & CO. REAL ESTATE

CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: SCB / CRL
DATE: 4-25-2024
CHECKED: MRM
DATE: 4-25-2024

2024.0072.01

SHEET
1 OF 1

Parcel ID noted on Plat 057-4636